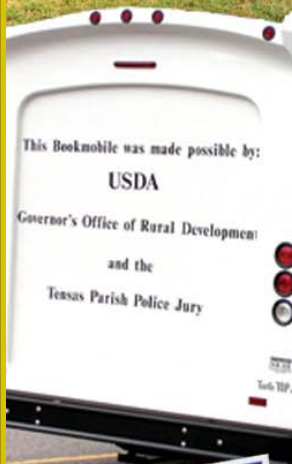




# USDA **RURAL** LOUISIANA DEVELOPMENT

## 2004 ANNUAL REPORT

Committed to the future of  
rural communities.



# 2004 INVESTMENT

In Louisiana

## Single Family Housing

**\$146,624,620**

### Section 502 Direct Programs

Very Low Income	239 Loans	\$19,420,092
Low Income	155 Loans	\$13,517,234
<b>Total</b>	<b>394 Loans</b>	<b>\$32,937,326</b>

### Section 504 Direct Loan/Grant Programs

504 Loans	132 Loans	\$912,430
504 Grants	112 Grants	\$688,115
<b>Total</b>	<b>244 Loans and Grants</b>	<b>\$1,600,545</b>

### Section 502 Guaranteed Rural Housing (GRH) Program

GRH Purchase	1,167 Loans	\$110,952,048
GRH Refinance	11 Loans	\$1,134,701
<b>Total</b>	<b>1,178 Loans</b>	<b>\$112,086,749</b>

## Multi-Family Housing

**\$19,200,532**

### Section 515 Rural Rental Housing

Rehabilitation	68 Units	\$1,365,585
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### Section 521 Rental Assistance

Family	801 Units	\$11,706,615
Elderly	457 Units	\$5,526,501
Servicing	81 Units	\$401,692
<b>Total</b>	<b>1,339 Units</b>	<b>\$17,634,808</b>

### Section 533 Housing Preservation Grants

Repairs	26 Homes	\$200,139
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## Water and Waste

## Community Facilities

**\$76,031,585**

### Water and Waste

Loans	30 Loans	\$33,577,700
Grants	22 Grants	\$14,612,880
<b>Total</b>	<b>52 Projects</b>	<b>\$48,190,580</b>

### Solid Waste Management

Grants	1 Grant	\$99,600
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### Distance Learning and Telemedicine

Grants	1 Grant	\$500,000
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### Broadband

Loan	1 Loan	\$3,958,000
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### Community Facilities

Loans	16 Loans	\$13,588,420
Loan Guarantees	3 Loan Guarantees	\$8,250,000
Grants	35 Grants	\$1,444,985
<b>Total</b>	<b>54 Projects</b>	<b>\$23,283,405</b>

### Business-Cooperative Services

Business and Industry		
Guaranteed Loans	7 Loans	\$22,978,200
Rural Business Enterprise Grant	3 Grants	\$693,000
Rural Business Opportunity Grant	4 Grants	\$171,960
Value-Added Producer Grant	1 Grant	\$7,700
Rural Entrepreneurship		
Cooperative Agreement	1 Agreement	\$150,000
<b>Total</b>	<b>16 Projects</b>	<b>\$24,000,860</b>

Committed to  
the future  
of rural  
communities.



**\$265,857,597 Total 2004 Investment**

# SUCCESS

## USDA RURAL LOUISIANA DEVELOPMENT

Bookmobile  
Community Center  
Day Care Facility  
Downtown Revitalization  
Elevated Water Tanks

Emergency Improvements  
to Water System  
Equipment  
Fire Engines  
Fire Hydrants

Fire Stations  
Garbage Truck  
Head Start Buildings  
Heating/Cooling System for  
Community Facility

Homebuyer Education  
Hospital Construction  
Hospital Improvements  
Movie Theater  
New Homes  
New Water Lines  
New Water System  
Open-Air Pavilion  
Outpatient Rehabilitation  
Facility  
Police Cars  
Rental Assistance  
Rental Property

Rehabilitation of Multi-  
Family Housing Units  
Repair Homes  
Sewage Gravity Mains and  
Lift Stations  
Technical Assistance  
Town Hall Renovations  
Training  
Upgrade Water Treatment  
Plants  
Van  
Warehouse  
Work Release Dormitory  
Working Capital



### Single Family Housing Programs

provide homeownership opportunities to low and moderate-income rural Americans through several loan, grant, and loan guarantee programs. The programs also make funding available to individuals to finance vital improvements necessary to make their homes decent, safe, and sanitary.

### Multi-Family Housing Programs

offer rural rental housing loans to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. Rural rental housing guaranteed loans are available for construction, acquisition, or rehabilitation of rural multi-family housing. In addition, deep subsidy rental assistance is available to eligible families.

### Community Programs

provide loans and grants and loan guarantees for water and environmental projects, as well as community facilities projects. Water and environmental projects include water systems, waste systems, solid waste, and storm drainage facilities. Community facilities projects develop essential community facilities for public use in rural areas and may include hospitals, fire protection, safety, as well as many other community-based initiatives.

### Business Programs

help create jobs and stimulate rural economies by providing financial backing for rural businesses. Loans, grants, and loan guarantees are available to any legally-organized entity, including cooperatives, partnerships, profit or non-profit entities, Indian tribes or federally-recognized tribal groups, and municipalities. In addition, a wide range of technical assistance is provided to cooperatives and people interested in forming new cooperatives.



## Building and Strengthening Communities



# Making Dreams Come True

One of the hallmarks of the Bush Administration centers on improving the quality-of-life and increasing economic opportunities in rural communities. To do this, USDA Rural Development focuses efforts on three primary areas—homeownership opportunities, business development, and community infrastructure.

The \$50 billion in USDA Rural Development investments made by the Bush Administration has helped to create or save over 800,000



jobs that are important to rural communities. The all time record high of 76.1 percent homeownership in rural areas is evidence that programs are working as USDA Rural Development has helped 170,000 families attain their dream of homeownership. President Bush has set a goal of providing internet access to all Americans by 2007.

USDA Rural Development is helping meet this goal by increasing access for 1.2 million households and businesses to high-speed Internet technologies.

USDA Rural Development has provided 2.7 million people with basic community water and wastewater infrastructure. Additionally,

investments that assist communities with financing public health and safety first responder requests, including financing the purchase of 600 fire trucks and 150 police cars and construct or renovate nearly 100 medical facilities, are having a positive impact on the quality of life in rural America.

The Bush Administration understands the values and traditions that are unique to those who call rural America home. President Bush and I, along with our USDA Rural Development family, are working hard to support families, businesses, and communities increase economic opportunities and improve the quality of life in rural communities.

**Ann M. Veneman**  
Secretary  
United States Department of Agriculture



# Bringing Solutions to Communities

Citizens and community leaders throughout rural America share a common desire to bring economic opportunity and an improved quality of life to their community. There is a remarkable cohesiveness among rural citizens that allows the energy and enthusiasm of local citizens to harness the resources needed to bring solutions to economic and social issues facing their communities.

Today, more Americans than ever are realizing their dream of becoming a homeowner. Bringing stability to families, neighborhoods and increasing personal family wealth through building of financial equity in their future. I am proud to say that 20 percent of the first-

time homeowners receiving financing this year are minority families.

We are committed to aggressively working to help families, communities, and businesses build the basic community infrastructure, help create more local jobs, and gain access to educational and health care services and technologies that allow them to be better prepared to compete in a global environment.

While we have accomplished much, we know that more must be done to assist more families, businesses, and communities benefit from the financing and technical assistance USDA Rural Development provides. That is why I unveiled this year a new education and outreach effort designed to ensure everyone in rural areas know what assistance is available to help them achieve their economic goals and improve their quality of life. Simply put, USDA Rural Development is the sole government agency that can build rural communities from the ground up.

To date, the Bush Administration, through USDA Rural Development, has invested \$50 billion to help create or save over 800,000 jobs. We have a team of dedicated professionals capable and ready to work with you to improve the quality of life in rural Louisiana. I encourage you to contact your local or state office in Louisiana to learn more about how USDA Rural Development can help improve the quality of life and increase the economic opportunity in your community.



**Gilbert Gonzalez**  
Acting Under Secretary for Rural Development  
United States Department of Agriculture

## Increasing Economic Opportunity



**Michael B. Taylor**  
State Director  
USDA Rural  
Development

## Ensuring a Bright Future

Making dreams come true—building stronger communities—and ensuring a bright future for Louisiana—USDA Rural Development is doing it all! Rural communities across Louisiana gained

new businesses, jobs, homes, water systems, waste water systems, community facilities, and much, much more as a result of USDA Rural Development funding during 2004.

Homeownership is a dream for many—but, in Louisiana, we are making it a reality. USDA Rural Development provided financing for new housing to 1,561 families in Louisiana during 2004. In addition, 11 families refinanced their homes at lower interest rates, and 244 homeowners received home improvement loans/grants.

For some, apartment living is the only housing alternative—and, sometimes, rent payments are difficult to make. USDA Rural Development provided rental assistance to 801 families and 457 elderly residents of rural multi-family housing—enabling them to enjoy safe, decent, affordable housing.

Thousands of rural residents in Louisiana are enjoying an improved quality of life because of USDA Rural Development's investment in their communities—through new/improved public water and waste water systems, new community facilities, improved health care, and enhanced telecommunications capability.

In addition, USDA Rural Development is ensuring that rural areas of Louisiana share in economic opportunity through business growth. We helped to build a stronger, more vibrant economy in Louisiana by creating 113 new jobs and saving 1,634 jobs in rural areas.

USDA Rural Development is helping to move Louisiana forward, and our future is bright. I appreciate the opportunity to serve you as State Director, and I look forward to another year of economic growth and prosperity in rural Louisiana.



## Contact Us

### Monroe Area Office - Area I

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#### Parishes Served:

Caldwell, Catahoula, Claiborne, Concordia, East Carroll, Franklin, Jackson, LaSalle, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll

### Natchitoches Area Office - Area II

6949 Louisiana Highway 1 Bypass, Suite 103  
Natchitoches, Louisiana 71457  
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#### Parishes Served:

Avoyelles, Bienville, Bossier, Caddo, DeSoto, Grant, Natchitoches, Rapides, Red River, Sabine, Vernon, Webster, and Winn

### Lafayette Area Office - Area III

Whitney National Bank Building  
905 Jefferson Street, Suite 320  
Lafayette, Louisiana 70501-7913  
Telephone: (337) 262-6601

#### Parishes Served:

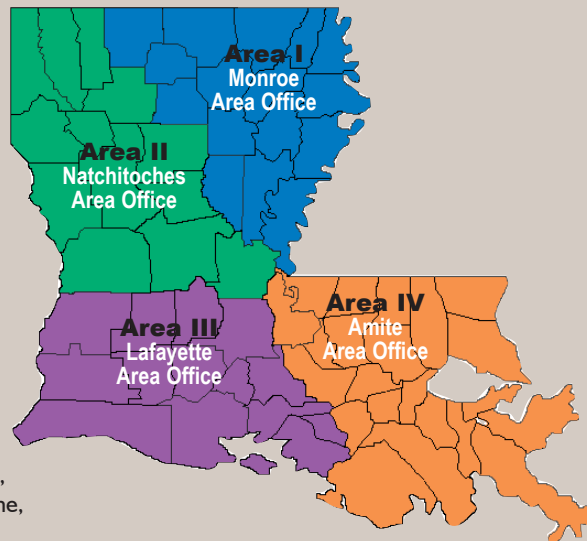
Acadia, Allen, Beauregard, Calcasieu, Cameron, Evangeline, Iberia, Jefferson Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion

### Amite Area Office - Area IV

805 West Oak Street, Room 3  
Amite, Louisiana 70422  
Telephone: (985) 748-8751

#### Parishes Served:

Ascension, Assumption, East Baton Rouge, East Feliciana, Jefferson, Iberville, Lafourche, Livingston, Orleans, Plaquemines, Pointe Coupee, St. Bernard, St. Charles, St. Helena, St. James, St. John, St. Tammany, Tangipahoa, Terrebonne, Washington, West Baton Rouge, and West Feliciana



Visit our webpage at:  
<http://www.rurdev.usda.gov/la/>

# Improving the Quality of Life

# USDA **RURAL** LOUISIANA DEVELOPMENT

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**For more information on the programs  
available through USDA Rural Development,  
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**<http://www.rurdev.usda.gov/la/>**

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